

Board of Supervisors Hearing Date: July 22, 2008

Case Summary: Project No. R2007-01819-(2)

(Conditional Use Permit, General Plan Amendment, Zone Change and Housing Permit)

Project applicant: Compton Senior Housing, L.P

RPC Hearing Date: May 21, 2008

Synopsis

The applicant, Compton Senior Housing, L.P. is requesting entitlements to construct, operate and manage an 84-unit senior citizen and developmentally disabled low-income apartment complex with a community center, known as the "SEASONS at Compton." The following are the entitlements requested:

General Plan Amendment: To change the maximum allowable density from land-use category 1 (Low-Density Residential 1 to 6 du/ac) to land-use category 3 (Medium-Density Residential 12-22 du/ac).

Zone Change: To change the maximum allowable density from R-1 (Low-Density Residential) to R-3-DP (Limited Multiple-Residential with a Development Program)

Conditional Use Permit: To authorize construction, operation and maintenance of an 84 unit, three story senior citizen and developmentally disabled apartment complex and one story community center with a Development Program in an R-3 (Limited-Multiple Residence) zone.

Housing Permit – To allow for a density increase of 35% over the otherwise maximum allowable residential density under the R-3 zoning.

The proposed project known as the "SEASONS at Compton" would be a 100% affordable residential community for persons with developmental disabilities and senior citizens with very low income, earning between 35% to 50% of Area Median Income (AMI). The project site is split between two local government jurisdictions, the County of Los Angeles and the City of Compton. The entire project is 84 units. This project is located in the R-3-DP or Limited Multiple Residence zone within the community of East Compton.

Project Proponents

- Provides needed senior housing for the area
- Meets the intent of the County General Plan

Project Opposition

- No opposition has been received.